

PRELIMINARY GEOTECHNICAL ASSESSMENT:

25 Bridgeview Crescent, Forestville

1.0	LANDSLIP RISK CLASS (Highlight indicates Landslip Risk Class of property)
<input type="checkbox"/>	A - Geotechnical Report not normally required
<input checked="" type="checkbox"/>	B - Geotechnical Engineer (Under Council Guidelines) to decide if Geotechnical Report is required
<input type="checkbox"/>	C - Geotechnical Report is required
<input type="checkbox"/>	D - Geotechnical Engineer (Under Council Guidelines) to decide if Geotechnical Report is required
<input type="checkbox"/>	E - Geotechnical Report required

2.0 Proposed Development

- 2.1** Construct a new garage on the uphill side of the house by excavating to a maximum depth of ~1.5m.
- 2.2** Construct a new pool in the SW corner of the property by excavating to a maximum depth of ~1.5m.
- 2.3** Extend the downhill side of the house.
- 2.4** Various other minor internal and external alterations.
- 2.5** No fills are shown on the plans.
- 2.6** Details of the proposed development are shown on 19 drawings prepared by Sally Gardner Design & Draft, Job number 20-1106, drawings numbered A1 to A9, S1 to S6, E1, E2, N1, and N2, dated 20/7/21.

3.0 Site Location

- 3.1** The site was inspected on the 14th July, 2021.

3.2 This residential property is on the low side of the road and has a SE aspect. The block runs longways to the S so the slope is a cross-fall. It is located on the gently graded middle reaches of a hillslope. Medium Strength Hawkesbury Sandstone bedrock outcrops nearby to the property. Where sandstone is not exposed, it is expected to underlie the surface at relatively shallow depths. The natural surface of the block has been altered with an excavation for the driveway and with filling used for landscaping on the downhill side of the property. The proposed development will require excavations to a maximum depth of ~1.5m for the proposed garage and ~1.5m for the proposed pool.

3.3 The site shows no indications of historical movement in the natural surface that could have occurred since the property was developed. We are aware of no history of instability on the property.

4.0 Site Description

The natural slope falls across the site at an average angle of ~8°. At the road frontage, a concrete driveway runs to a garage under the E side of the house. The cut for the driveway is supported by a mortared stack rock retaining wall that will be demolished as part of the proposed works. Between the road frontage and the house is a gently sloping lawn and garden area. The single-storey brick and timber framed and clad house is supported on brick walls. No significant signs of movement were observed in the supporting walls of the house. Concrete and lawn-covered terraces extend off the S side of the house to the S boundary. The terraces are mostly supported by low stable brick and stack rock retaining walls. The two larger terraces are supported by stable brick retaining walls reaching ~1.3m high. The area surrounding the house is mostly paved or lawn covered. No signs of movement associated with slope instability were observed on the grounds. No cliffs or large rock faces were observed on the property or in the near vicinity. The adjoining neighbouring properties were observed to be in good order as seen from the road and the subject property.

5.0 Recommendations

The proposed development and site conditions were considered and applied to the Council Flow Chart.

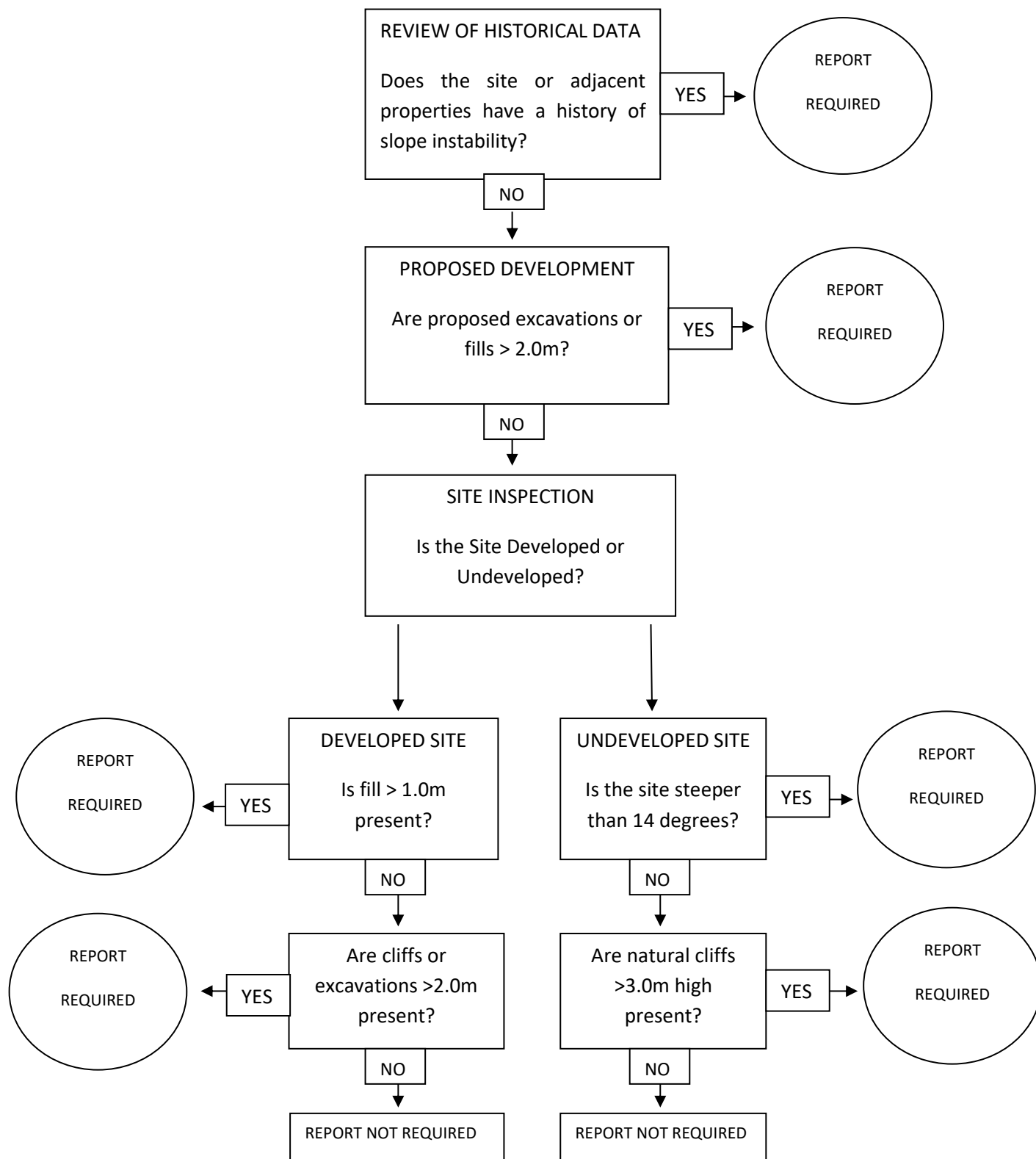
Provided good engineering and building practice are followed, no further Geotechnical assessment is recommended for the proposed development.

White Geotechnical Group Pty Ltd.



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Preliminary Assessment Flow Chart – Norther Beaches Council (Warringah)



Information about your Preliminary Assessment

This Preliminary Assessment relies on visual observations of the surface features observed during the site inspection. Where reference is made to subsurface features (e.g. the depth to rock) these are interpretations based on the surface features present and previous experience in the area. No ground testing was conducted as part of this assessment and it is possible subsurface conditions will vary from those interpreted in the assessment.

In some cases, we will recommend no further geotechnical assessment is necessary despite the presence of existing fill or a rock face on the property that exceed the heights that would normally trigger a full geotechnical report, according to the Preliminary Assessment Flow Chart. Where this is the case, if it is an existing fill, it is either supported by a retaining wall that we consider stable, or is battered at a stable angle and situated in a suitable position on the slope. If it is a rock face that exceeds the flow chart limit height, the face has been deemed to be competent rock that is considered stable. These judgements are backed by the inspection of over 5000 properties on Geotechnical related matters.

The proposed excavation heights referred to in section 2.0 of this assessment are estimated by review of the plans we have been given for the job. Although we make every reasonable effort to provide accurate information excavation heights should be checked by the owner or person lodging the DA. If the excavation heights referred to in in section 2.0 of this assessment are incorrect we are to be informed immediately and before this assessment is lodged with the DA.
